

California Tax Credit Allocation Committee Update

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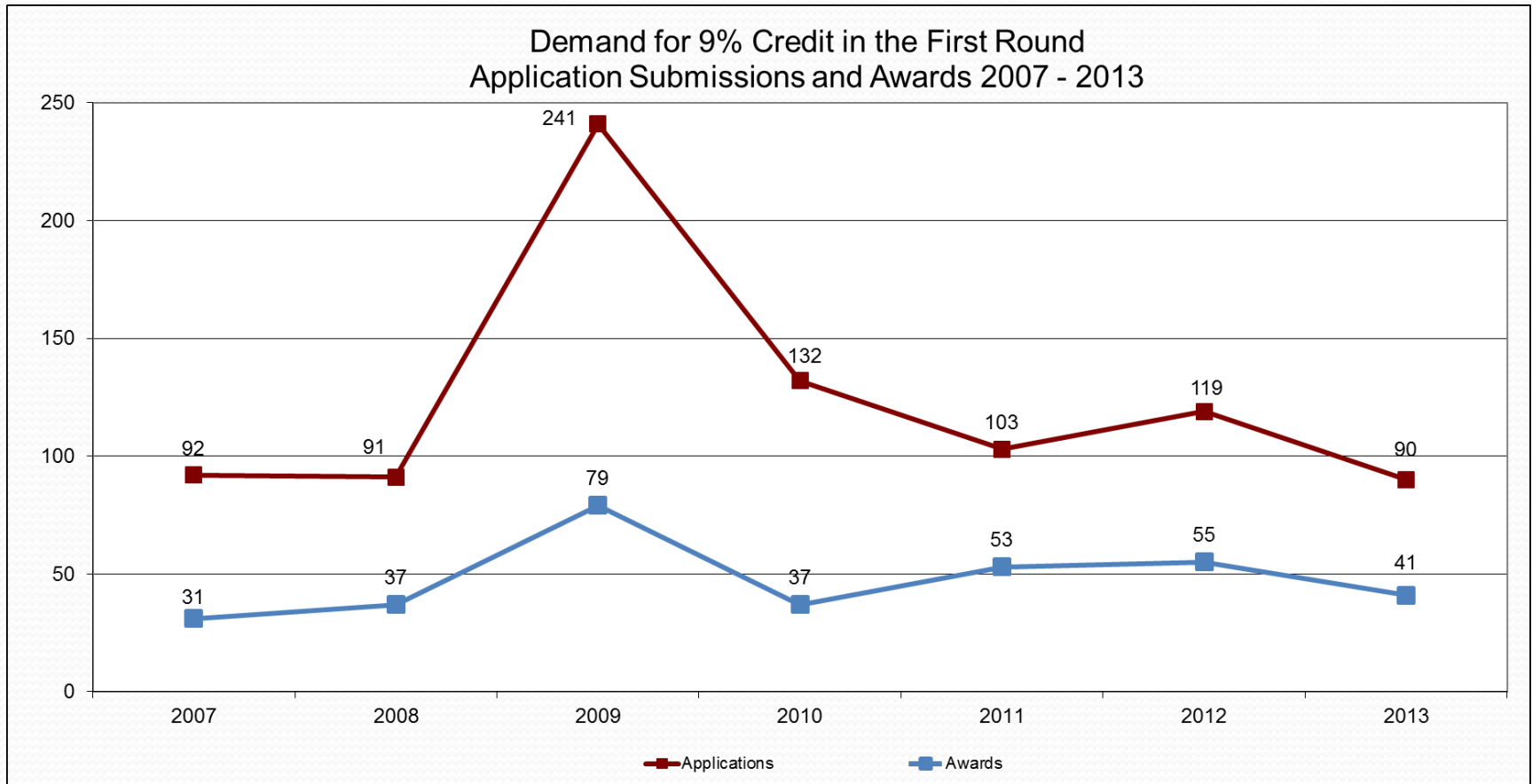
Topics

- Results for 2013 Round 1
- Redevelopment Update
- Credit Pricing
- New Construction vs. Rehabilitation Trends

2013 First Round Information

- 90 nine percent applications received (119 in 2012)
 - 64 New Construction applications (71%)
 - 26 Rehabilitation
- 41 awardees – 46% of apps. (43% in 2012)
 - \$44.9 million in annual federal credit
- 5 four percent-plus-State applications received

Applications Over Time



First Round Results cont.

- Average project size: 67 units (63 in 2012)
- Average total development cost: \$19.8M (\$16.3M in 2012)
- Average federal credit award: \$1.1M (\$856K in 2012)
- Average public contribution: \$6.4M (\$4.7M in 2012)
 - 32% of TDC (29% in 2012)
 - \$7.7M in 2011, \$7.5M in 2010

First Round Results cont.

- Average cost per unit: \$293,978
 - \$259,963 average in 2012
 - 13% increase from 2012

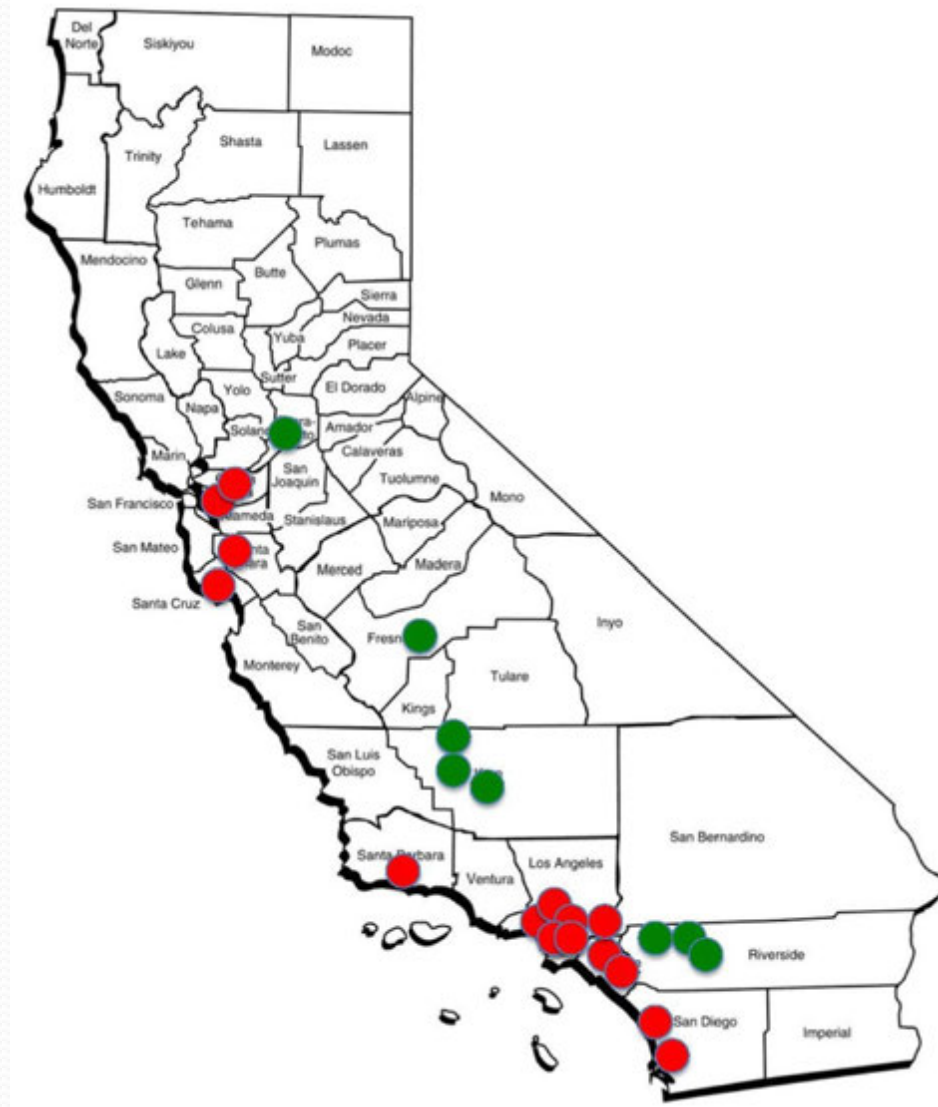
First Round Results cont.

- Average new construction cost per unit: \$356,583
 - \$319,885 average in 2012
 - 11% increase from 2012
- 17 of 25 new construction projects in Coastal and San Francisco Bay Area Counties

New Construction Projects – First Round



New Construction Projects – First Round



First Round Results cont.

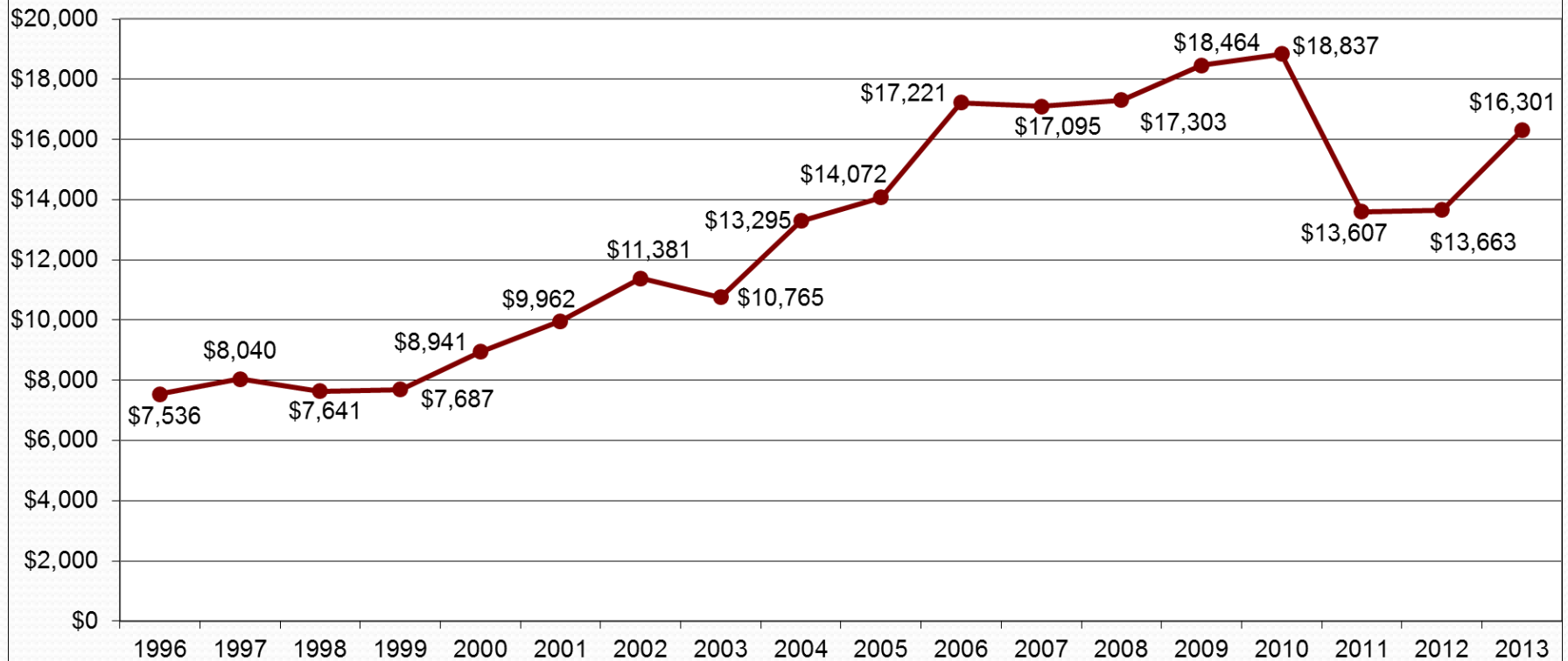
- Average rehabilitation cost per unit: \$210,363
 - \$174,103 average in 2012
 - 21% increase from 2012

First Round Results cont.

- Total federal credit per unit: \$163,008
 - \$136,626 in 2012
 - 19% increase
- 11 State credit awardees (28 in 2012)
 - Total fed & State credit/unit: \$173,688 (\$150,001 in 2012)
 - 16% increase

Trend: Federal Credit Per Unit

9% Annual Federal Credit Per Unit from 1996 to 2013 YTD



Rd. 1 Geo Apportionments: Last Award

- Same score, within 75% of Tiebreaker, 50% rule gone
- Fewer projects skipped
- Higher scoring projects awarded

Geographic Apportionment: Examples

- Central Valley Region
 - 2013: Two projects selected (top two in the region)
 - 2012: Would have skipped four projects to fund a lower scoring 2nd project

Housing Type Goals Comparison

Preliminary Results (Percentage of Credit)

	<u>2013</u>	<u>2012</u>
Large Family	71.61%	56.82%
Seniors	16.30%	22.07%
SRO	1.87%	7.22%
Special Needs	8.24%	9.46%
At-Risk	5.46%	4.43%

Redevelopment: 2013 Information

- 2013: 8 awards with redevelopment funding
- Trend: Percent of awarded 9% projects with RDA funding:
 - 1st round 2011: 64%
 - 2nd round 2011: 54%
 - 1st round 2012: 34.5%
 - 2nd round 2012: 28.2%
 - **1st round 2013: 19.5%**

Credit Pricing in 2012 LOIs

- Second Round 2012 Letters of Intent (January 2013)
(55 projects total - 9% and 4% + State)
 - \$1 - \$1.14 33 projects (60%)
 - 90¢ - 99¢ 19 projects (34.5%)
 - 80¢ - 85¢ 3 projects* (5.5%)

* Montclair (San Bernardino), McCloud (Siskiyou),
Fort Bragg (Mendocino)

Credit Pricing - 2013 First Round

- First Round 2013 9⁰% Awards
(41 projects total)
 - \$1 - \$1.05
13 projects (31.7%)
 - 90¢ - 99¢
21 projects (51.2%)
 - 85¢ - 89¢
7 projects (17.1%)

New Construction vs. Rehab Trends

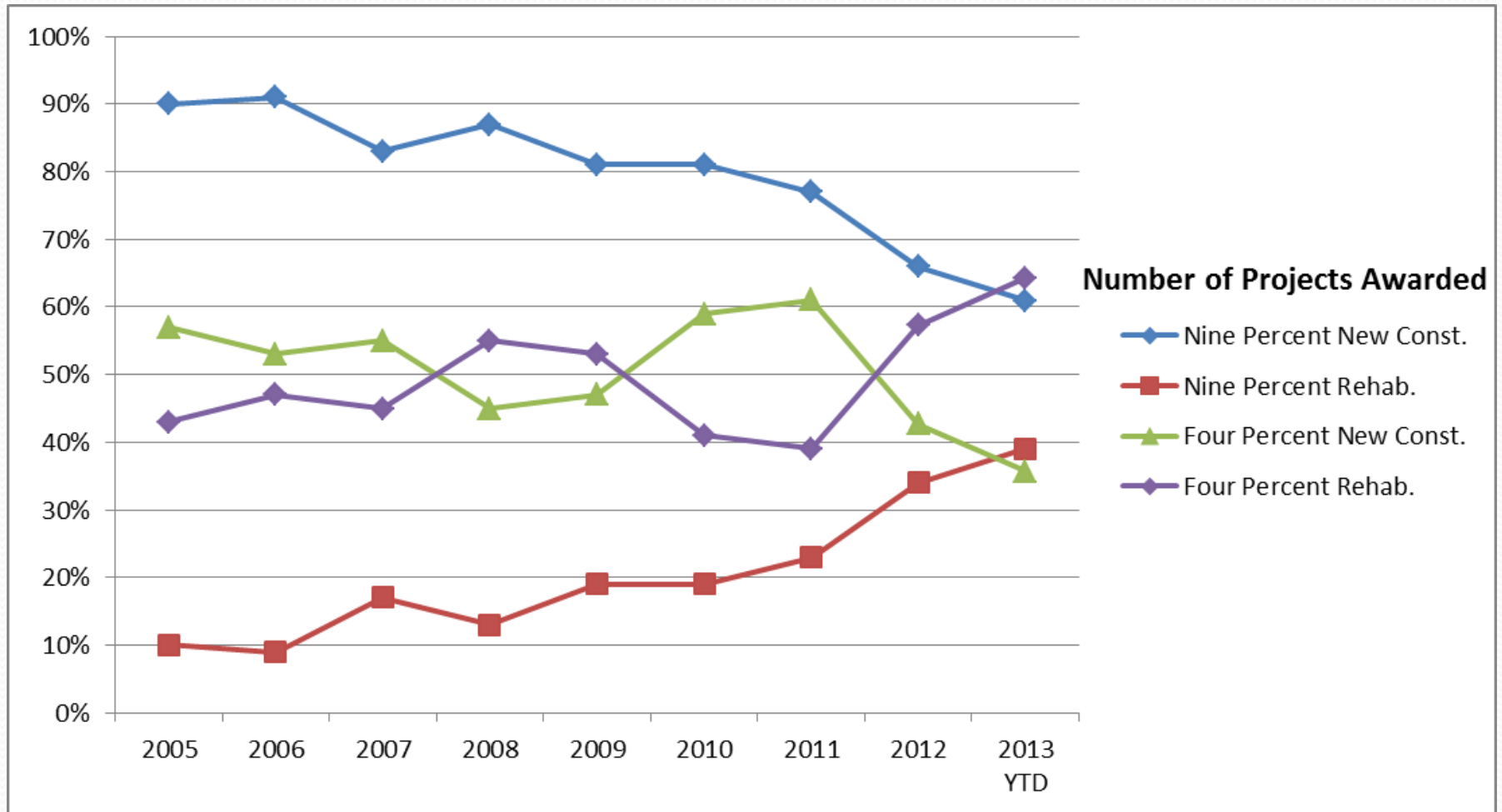
41 awards:

- 25 New Construction (61%)
- 16 Rehabilitation (39%)

Average Number of Units per Project

- 63 in New Construction projects
 - 56 in 2012
- 74 in Rehabilitation projects
 - 75 in 2012

New Construction vs. Rehab Trends



New Construction vs. Rehab Trends

Rehabilitation Trends – First Round 2013

16 awards:

- 13 existing affordable housing
- 3 existing market rate housing

TCAC resyndication projects:

- 2 of the 13 existing affordable

New Construction & Rehab Trends

Awards to Housing Authority Applicants – 2013 R1

8 awards:

- 5 rehabilitation
- 3 new construction
- includes housing authority affiliates

Geographic distribution:

- Fresno County – 4
- Kern County - 1
- Santa Barbara County - 2
- Ventura County - 1

New Construction vs. Rehab Trends

- 83% of Large Family are new construction (74% in 2012)
- 33% of Seniors are new construction (71% in 2012)
- 11 Rural awards – 8 Rehabilitation (73%)
 - Only 1 non-RHS Rural New Construction
 - 2012 – 47% Rural awards were Rehabilitation

Resyndication Trends

Approximately 85 resyndications awards have been made since 2003

	<u>2013 R1</u>	<u>2012</u>	<u>2011</u>
9 ⁰ %	2	10	1
4 ⁰ %	8	13	14

Resyndication Trends

